

## **TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.**

### **CONDOMINIUM LEAKS**

(Updated 4/11/20)

Leaks represent one of the most common issues affecting Condominium Unit Owners.

- 1) First and foremost, if you are leaving your unit for any extended period of time, turn the water supply off.
- 2) If you experience a leak, shut-off the water supply to your unit. Make sure you know where the shut-off valve is located. If you are a tenant, ask your landlord to identify the exact location.
- 3) Shutting off the water could be the difference between a few small spots of water damage or extensive drywall, flooring, furniture, cabinets, etc. damage. Shutting off water will help you figure out if the leak is coming from your unit or elsewhere.
- 4) Call your licensed plumber immediately.
- 5) Notify the Tequesta Hills Property Management Office after calling the licensed plumber.
- 6) If the leaking water line ONLY services your unit, it is the owner's responsibility to repair.
- 7) It is possible the owner of a unit responsible for the leak could be responsible for damages (i.e., negligence to maintain components within their unit).
- 8) It is important to note - if the leak is behind the dry wall and the unit owner has removed the dry wall, the Property Management Office and a Board Member will need to be notified immediately to verify the extent of leak and/or damage.

### **COMMON LEAK LOCATIONS**

Common leaks for you to look out for include, but are not limited to :

- 1) Pin holes in piping.
- 2) Tub or toilet seals.
- 3) Decaying tile grout.
- 4) Hot water heaters.
- 5) Washing machines.
- 6) A/C condensation drain lines.
- 7) Ceiling water spots/stains.
- 8) Garbage disposal units.
- 9) Drain traps.
- 10) Under floor water supply lines.
- 11) Deteriorated flex hose lines.
- 12) Hose bibs.